

**SPECIAL MEETING
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

FEBRUARY 2, 2006

MEMBERS PRESENT: Emery Zahner, Robert Hoffman and Alternates, James Prichard, Joe Wher

MEMBERS ABSENT: Lori Spielman, Arlo Hoffman, Geri Kupecky, Cliff Aucter and alternate Carol Strom

STAFF PRESENT: Robert Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 6:37 PM at the Ellington Town Hall, 55 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: Several members of the public expressed concern about a light at the intersection of Pinney Street and Windermere Ave. The Town Planner Robert Phillips explained that a roundabout is being investigated with the state and if that is not a possibility a light is planned.

III. PUBLIC HEARING:

1. #Z200602–Deer Valley, LLC for a zone change to MF Zone on property located at 160 Windermere Ave, APN 026-002-0000 and 026-002-0033 in an AA Zone.

TIME: 6:39

SEATED: E. Zahner, J. Prichard, B. Hoffman, J. Wher

Robert Phillips, Town Planner, explained the reason for the special meeting. He reviewed the plan with the commission and he explained that there was only 1.5 acres of land that will be changed to MF to bring that zone to the property line. He also explained that the first survey done on the land was incorrect.

Members of the public expressed their concerns of the Zone Change.

Chairman Zahner read Buck & Buck's letter dated 12-19-05.

MOVED (WHER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200602 – DEER VALLEY, LLC.

MOVED (WHER), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO APPROVE #Z200602 – DEER VALLEY, LLC.

IV. ADJOURNMENT:

**MOVED (B. HOFFMAN), SECONDED (J. PRICHARD) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 6:48 PM.**

Respectfully Submitted,

Kristin Michuad
Recording Secretary